



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
**NOTICE OF APPLICATION FOR
DEVELOPMENT VARIANCE PERMIT**
ELECTORAL AREA 'C' – LONG BEACH

DVC21005 – MIODRAG & DRAGAN SUBIN, PROPERTY OWNERS

On February 9th, 2022, the Regional District of Alberni-Clayoquot (ACRD) will consider issuing the following development variance permit to vary the provisions of the ACRD Zoning Bylaw No. 15, pursuant to Section 498 of the *Local Government Act*:

Vary Section 143.3(10) of the ACRD Zoning Bylaw to increase the permitted maximum height for a cabin in the Salmon Beach (SB) District from 5.5 m (18 ft) to 5.8 m (19 ft).

Subject Property: 1185 Seventh Avenue, Salmon Beach

Legal Description: LOT 2, BLOCK 40, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510 PID: 008-363-463

A copy of the permit and supporting documents are available for public review on our website at <https://www.acrd.bc.ca/events/9-2-2022/>.

The Regional Board made a preliminary review of this proposal on January 12, 2022 and resolved to consider it further. It is anticipated that the Regional Board will make a final decision on the permit at the Board Meeting on February 9, 2022 beginning at 1:30 pm.

Prior to issuing such a permit, the Board is required to notify owners and occupants of properties within 100 metres of the subject property. **Please accept this correspondence as fulfilling this obligation.**

Providing an opportunity for public input is a top priority for the ACRD. Consider written submissions as an effective means to do so.

Correspondence must be received by the ACRD by **10:00 am on Wednesday, February 9, 2022** and can be submitted by one of the following methods:

- Hard copy delivered to the ACRD office in person, in the drop slot or by mail to the Planning Department at the address below.
- Email sent to planning@acrd.bc.ca. Email correspondence will only be considered received if receipt confirmation is provided by ACRD staff.
- Fax sent to 250-723-1327. Fax correspondence will only be considered received if receipt confirmation is provided by ACRD staff.

Alternatively, if you wish to present your views to the Board in person, please contact Wendy Thomson, General Manager of Administrative Services, before 4:30 pm on February 2, 2022 at wthomson@acrd.bc.ca or phone 250-720-2700.

Questions? Please contact the Planning Department during regular office hours: Monday to Friday, excluding statutory holidays, from 8:00 am until 4:30 pm.

PLANNING DEPARTMENT

Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Email: planning@acrd.bc.ca
Telephone: 250-720-2700
Fax: 250-723-1327

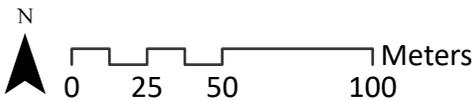
Date of Notice: January 19, 2022

**Subject
Property**

Toquaht
Nation.



1189	1190	1189	1190	1192
1185	1186	1185	1186	1186
1181	1182	1181	1182	1182
1177	1178	1177	1178	1178
1173	1174	1173	1172	1174
1169	1170	1169	1170	1170
1165	1166	1165	1164	1166
1161	1160		1162	1160
1157			1154	1158
1153	1154		1152	1156
1149	1150	1149	1150	1149
1145	1146	1145	1146	1145
1141	1142	1141	1142	1141
1137	1138	1137	1138	1137
1133	1134	1133	1134	1133
1129	1130	1129	1130	1129



Legal Description: LOT 2, BLOCK 40, SECTION 49,
CLAYOQUOT DISTRICT, PLAN 510



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Development Variance Application

MEETING DATE: January 12, 2022

ACRD FILE NO.: DVC21005

APPLICANTS: Miodrag and Dragan Subin

LEGAL

DESCRIPTION: LOT 2, BLOCK 40, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510

LOCATION: 1185 Seventh Avenue, Salmon Beach

ELECTORAL AREA: "C" Long Beach

APPLICANT'S INTENTION: The applicants have request an increase to the maximum permitted height of a cabin in the Salmon Beach (SB) District from 5.5 m (18 ft) to 5.8 m (19 ft).

Recommendation: THAT the Board of Directors consider issuing development variance permit DVC21005 subject to neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVC21005:

- i. Development variance of Section 143.3(10) of the ACRD Zoning Bylaw to increase the permitted maximum height for a cabin in the Salmon Beach (SB) District from 5.5 m (18 ft) to 5.8 m (19 ft).

Advisory Planning Commission Recommendation: At the December 7, 2021 Long Beach APC meeting, the members present made the motion to support the Planning recommendation. All members were in favour.

Procedure: Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and residents to afford them the opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the development variance.

Observations:

- i. **Status of Property:** The 18.3 m (60 ft) wide by 48.77 m (160 ft) deep property is accessed from Seventh Avenue. The property is cleared with no structures.

DVC21005

ii. **Services**

- a. **Sewage Disposal:** Community pump and haul septic system.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Not within a fire protection area.
- d. **Access:** Seventh Avenue.

iii. **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the ALR.
- b. **Official Community Plan:** The South Long Beach OCP designates the property as “Salmon Beach Neighbourhood”. This OCP designation supports recreational residential development. The property is not within a Development Permit Area.
- c. **Zoning:** The property is zoned Salmon Beach (SB) District which permits one cabin and one storage building. The minimum setback requirements are as follows:

Minimum setbacks	
Front lot line	6.1 m (20 ft)
Rear lot line	6.1 m (20 ft)
Side lot line	3.05 m (10 ft)
Watercourse	30 m (100 ft)

The applicants intend to construct a cabin on the subject property. The proposed site for the cabin complies with all setbacks.

The proposal requires a development variance permit to increase the permitted maximum height of 5.5 m (18 ft) to 5.8 m (19 ft), for a cabin in the SB District.

Comments: The applicants have requested an increase to the permitted height in order to construct a cabin proposed to be 18' 9 ¼" high. They have selected plans for the “Oakhill” by Linwood Custom Homes, and the overall height of this design is 19' 7 ¼". Discussions with the building department, and contractor, resulted in a suggested foundation type that would lower the height by 10" and reduce the required variance. Although they only need an increase of 9 ¼", the variance is for 1' to allow for an extra 2 ¾" of flexibility. The property is in the northwest corner of the Salmon Beach development, limiting the potential impact of the increased building height on neighbouring properties.

Planning staff feel the request is reasonable and recommend the Board consider issuing the development variance permit DVC21005 following notification to neighbours.

DVC21005

Submitted by: Charity Hallberg Dodds
Charity Hallberg Dodds, Planning Technician

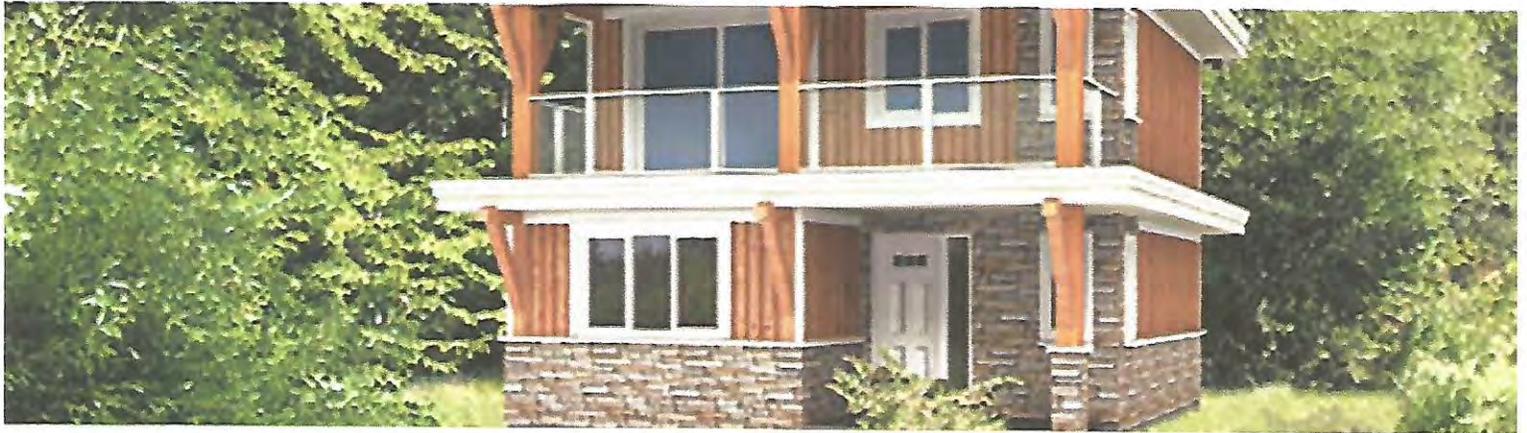
Reviewed by: Alex Dyer
Alex Dyer, MCIP, RPP, Planning Manager

Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer

DVC21005



Search design name



Oakhill

Save

Share

Style: Modern

2 Bed • 1.5 Bath • 924 sqft

Home information (sq ft)

Main Floor:	523
Upper Floor:	401
Lower Floor:	-
Total Living Area:	924

Garage:	-
Total Finished Area:	924

Home dimensions (sq ft.)

Width:	22
Depth:	27

Covered Entry / Porch: 60

Balcony / Deck: -

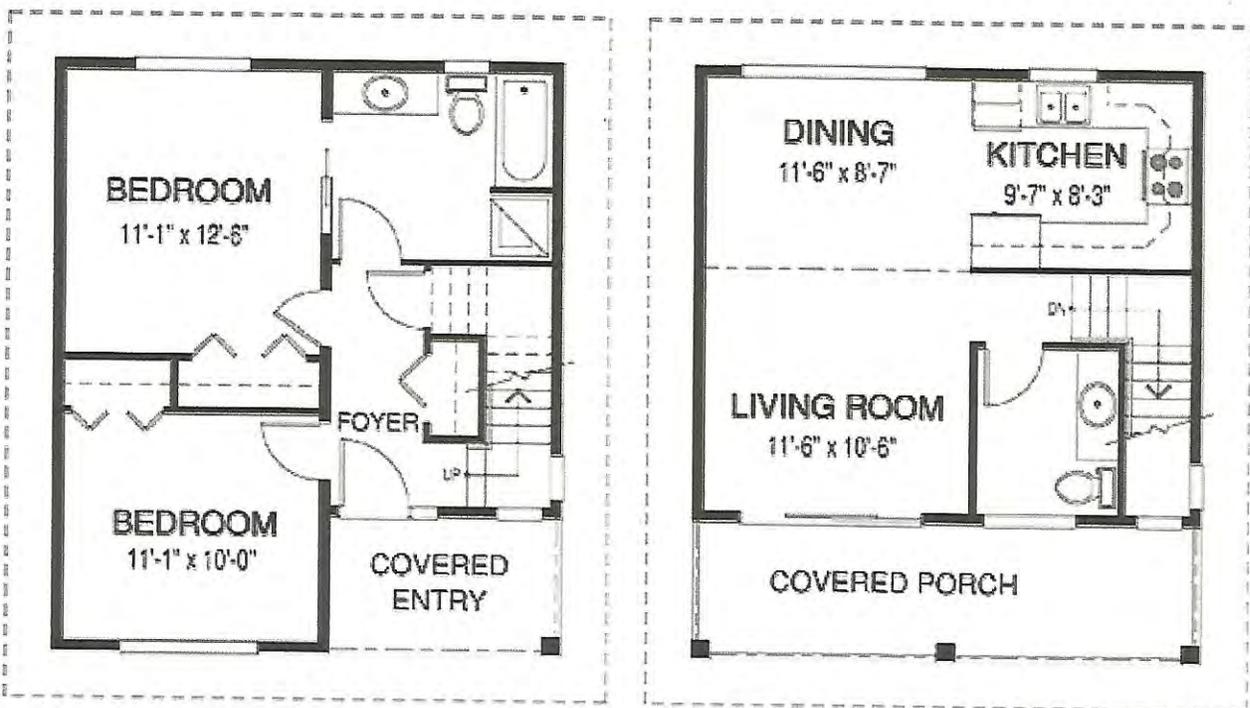
Total Area: 1116

Roof and Ceiling Information

Roof Type: - Flat Ceiling Trusses

Ceiling Height: - 8' Main Floor Ceilings
- 8' Ceilings on Upper Floor

Floor plan:



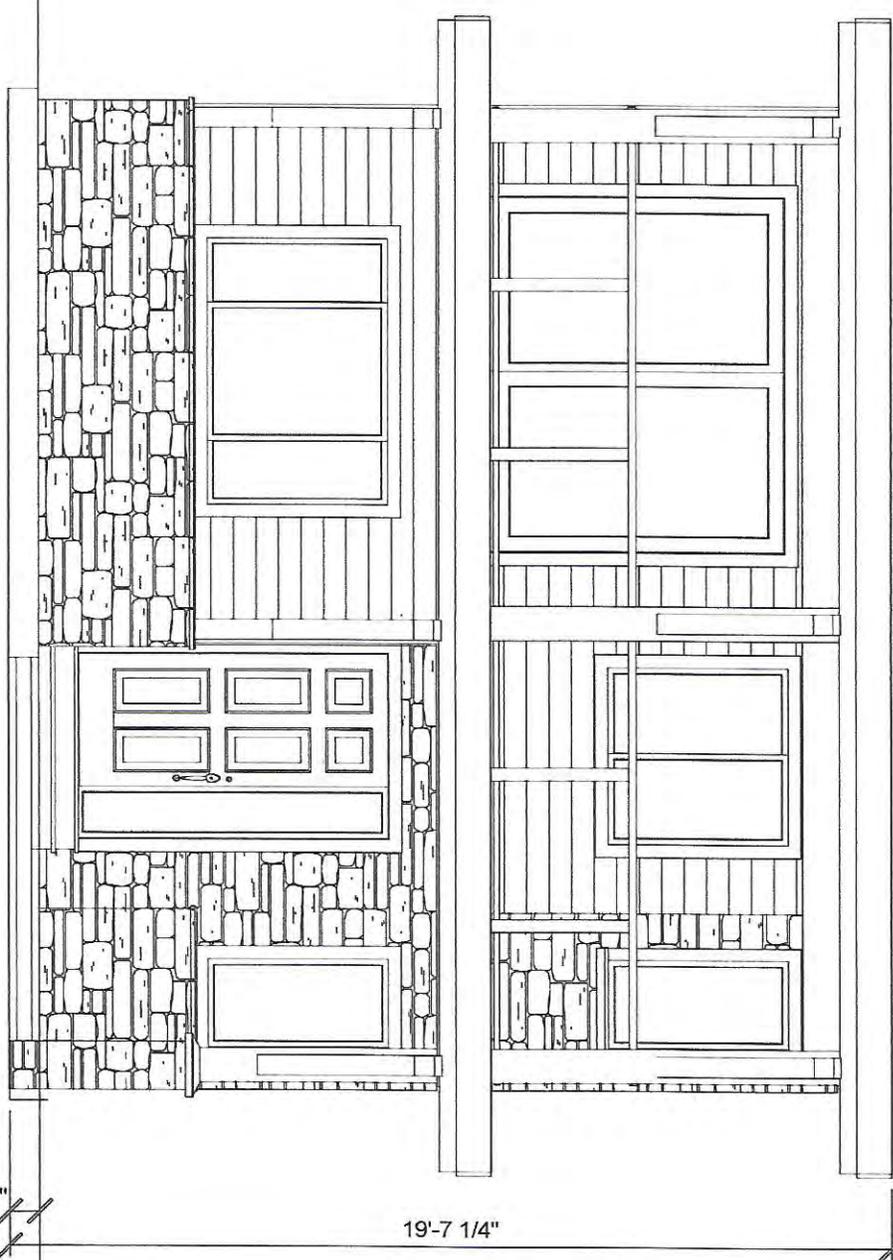
Main Floor

Upper Floor

[Download PDF floor plan](#)

OAKHILL

FRONT ELEVATION



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HOUSE MODEL: OAKHILL

Page # 1

PURCHASE AGREEMENT
123456

DATE: 01/12/21

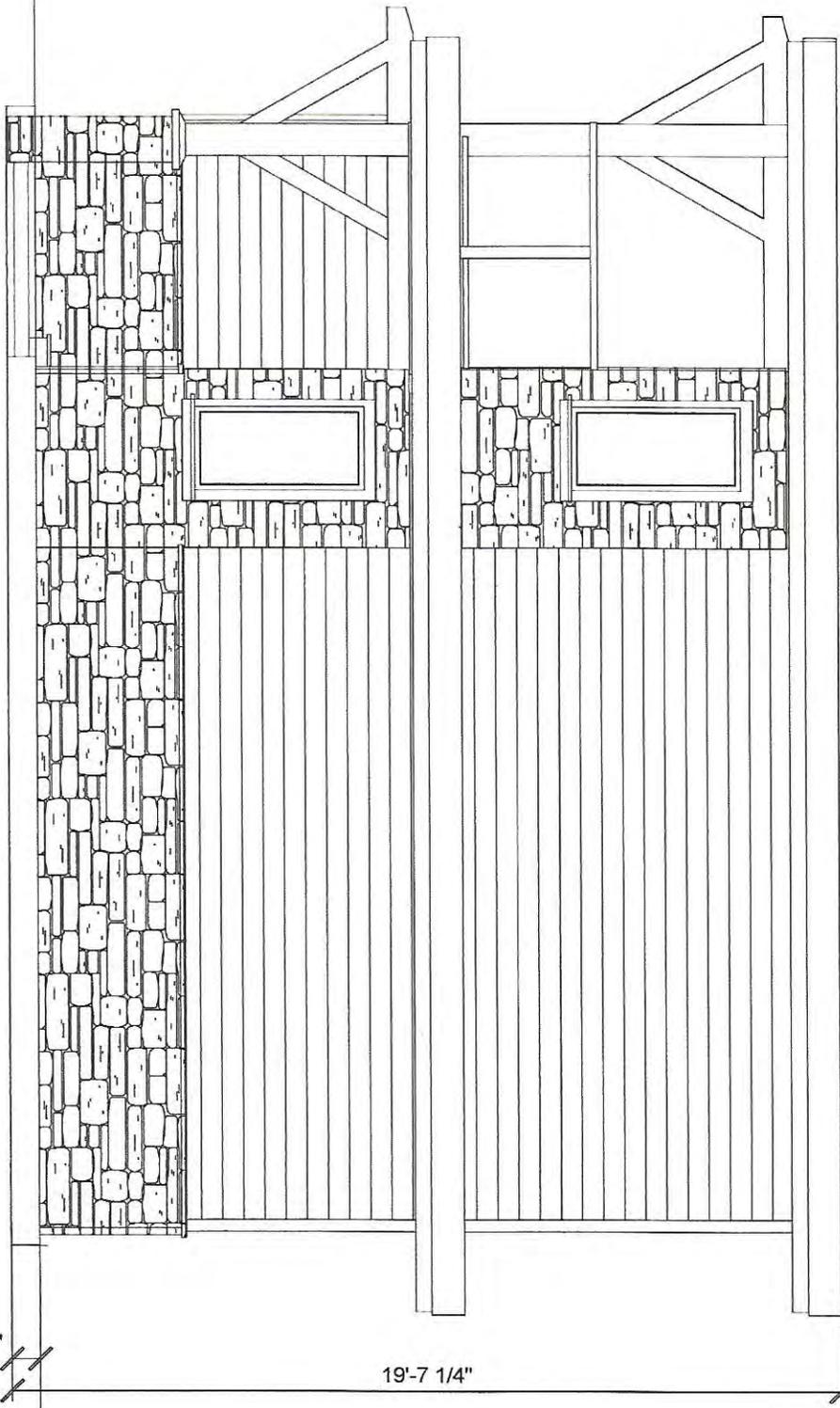
LINWOOD
CUSTOM HOMES

Sales & Design Consultant
AL GRACE

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www.linwoodhomes.com

CUSTOMER:
Subin

RIGHT ELEVATION



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HOUSE MODEL: OAKHILL

Date: 8/17/02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PURCHASE AGREEMENT
 123456

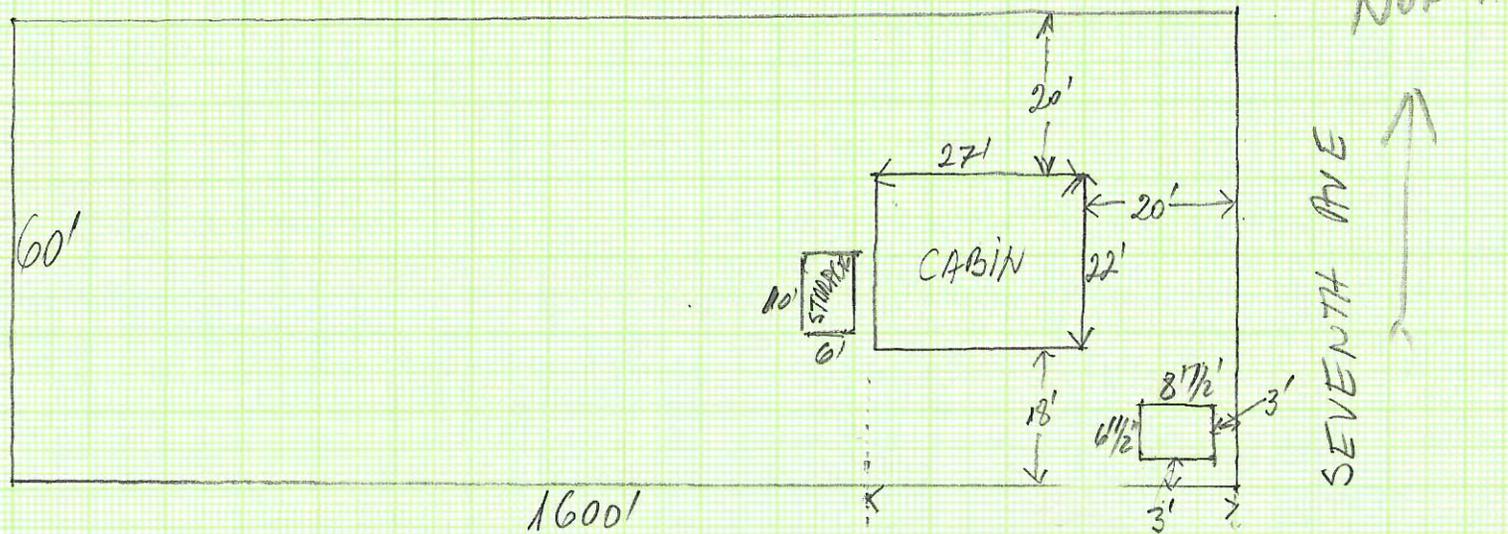


Sales & Design Consultant
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 email: AGRACE@linwoodhomes.com
 www.linwoodhomes.com

CUSTOMER:
Subin

LOT 4002
 1185 SEVENTH AVE
 VOR - 340



DIMENSION OF CABIN: $W=22'$; $D=27'$; $H=19\frac{7}{4}'$
 DIMENSION OF SEWERTHANK IS: $L=8\frac{1}{2}'$ $W=6\frac{1}{2}'$ \times $DEP=5\frac{1}{4}'$
 DISTANCE FROM LOT 1 - IS 20'
 DISTANCE FROM LOT 3 - IS 18'

48'
 RAMPAGE
 AREA

LAND DESCRIPTION

PID PARCEL 008-363-463
 LOT 2, BLOCK 40 SECTION 49
 CLAYOQUOT DISTRICT PLAN 510

LEGEND

1CM = 10'